



Proposed Strategic Housing Residential Development

'Kenelm', Deer Park,
Howth, Co. Dublin

Summary of Areas

HOW-MCA-00-XX-SH-A-1141

Housing Quality Audit

HOW-MCA-00-XX-SH-A-1140

May 2021

Project: Howth Road

Project No. 2019.19

Doc. Title: Summary of Areas - Housing Quality Audit

Doc. No.: HOW-MCA-00-XX-SH-A-1140 - 1141

REVISIONS:

P01	21.09.20	Draft Issue for Preapplication Consultation
P02	19.10.20	Issued for Pre-Application Consultation Request
P03	31.05.21	Issued for Planning Application

Project No:	2019.19
Project Name:	Kenelm SHD, Deer Park, Howth
Client:	GLL PRS Holdco Limited
Schedule:	Summary of Areas
Date:	May 2021
Document No.:	HOW-MCA-00-XX-SH-A-1141

MCA Architects www.mca.ie
 4 Hanover Wharf 353 1 6760916
 Asgard Road info@mca.ie
 Dublin D02 HX39



Key Apartment Figures

Residential Accommodation				
Level	No. of Units			Quantity
	Bldg. A	Bldg. B	Bldg. C	
Level 0	10	10	11	31
Level 1	10	10	11	31
Level 2	10	10	11	31
Level 3	10	10	11	31
Level 4	8	8	9	25
Level 5	4	4	5	13
Total	52	52	58	162
Sum of Gross Internal Floor Areas of Residential Units:				13,337.10

Unit Mix				
	Quantity	Mix	Avg. Area m ²	Total Area m ²
1 Bedroom Unit	29	17.90%	56	1,626.60
2 Bedroom Unit	104	64.20%	85	8,816.40
3 Bedroom Unit	29	17.90%	100	2,894.10
Total	162	100%		13,337.10

Dual Aspect Ratio			
Dual Aspect Units	: Single Aspect Units	99:63	61%

Design Standards For New Apartments - Section 3			
Allocation of +10% Min. Required Area			
1 Bedroom Unit ≥ 49.5m ²	28no.		97%
2 Bedroom Unit ≥ 80.3m ²	83no.		80%
3 Bedroom Unit ≥ 99m ²	17no.		59%
Total no. of Units ≥ Min. Required Area +10%	128no.		79%
(Majority of Units)			

Area Schedule - Unit Areas				
Unit Type		Count	Total Net Internal Area m ²	Total Gross Internal Area m ²
1BR-A-1	1 Bedroom Unit	12	654	682.4
1BR-A-2	1 Bedroom Unit	12	618	639.8
1BR-B-1	1 Bedroom Unit	1	63	66.3
1BR-C-1	1 Bedroom Unit	3	184.8	193
1BR-D-1	1 Bedroom Unit	1	43.3	45.2
Total		29	1563.1	1626.7
2BR-A-1	2 Bedroom Unit	12	993.6	1051.3
2BR-A-2	2 Bedroom Unit	3	228	241.1
2BR-B-1	2 Bedroom Unit	12	928.8	990.5
2BR-C-1	2 Bedroom Unit	12	933.6	995.1
2BR-D-1	2 Bedroom Unit	2	162	172.4
2BR-E-1	2 Bedroom Unit	2	152	160.6
2BR-E-2	2 Bedroom Unit	2	145.2	153.2
2BR-F-1	2 Bedroom Unit	10	803	849.1
2BR-F-2	2 Bedroom Unit	2	148.8	157.4
2BR-G-1	2 Bedroom Unit - 3P	3	182.4	189.3
2BR-H-1	2 Bedroom Unit	5	352.5	373.8
2BR-I-1	2 Bedroom Unit	5	414.5	434.2
2BR-I-2	2 Bedroom Unit	1	74.7	78.7
2BR-J-1	2 Bedroom Unit	5	377	394.4
2BR-J-2	2 Bedroom Unit	1	74.7	79.2
2BR-K-1	2 Bedroom Unit	12	986.4	1042.9
2BR-L-1	2 Bedroom Unit	12	1138.8	1209.6
2BR-M-1	2 Bedroom Unit	3	223.2	243.5
Total		104	8319.2	8816.3
3BR-A-1	3 Bedroom Unit	12	1048.8	1116.2
3BR-A-2	3 Bedroom Unit	3	282.9	300.8
3BR-B-1	3 Bedroom Unit	8	746.4	793.9
3BR-C-1	3 Bedroom Unit	3	329.7	348
3BR-D-1	3 Bedroom Unit	3	313.8	335.1
Total		29	2721.6	2894
Grand total		162	12603.9	13337.1

Total Gross Floor Area

Overall Gross Internal Floor Areas			
Level	Block	Area m ²	
Basement	n/a	5050	
Total	1	5050	
Ground Level	n/a	22.6	
Ground Level	n/a	46	
Ground Level	A	1018.3	
Ground Level	B	1018.3	
Ground Level	C	1089.9	
Total	5	3195.1	
Level 1	A	983.4	
Level 1	B	983.4	
Level 1	C	1054.7	
Total	3	3021.5	
Level 2	A	983.4	
Level 2	B	983.4	
Level 2	C	1054.7	
Total	3	3021.5	
Level 3	A	983.4	
Level 3	B	983.4	
Level 3	C	1054.7	
Total	3	3021.5	
Level 4	A	932.1	
Level 4	B	932.1	
Level 4	C	1003.4	
Total	3	2867.6	
Level 5	A	382.9	
Level 5	B	382.9	
Level 5	C	440.2	
Total	3	1206	
Grand Total:	21	21383.2	

Summary of Building Areas

Summary of Areas		m ²
Sum of Net Internal Areas of Residential Units		12,603.90
Sum of Gross Internal Floor Areas of Residential Units		13,337.10
Cumulative Residential Gross Floor Area (incl. circulation)		16,277.10
Amenity Space		108
Ancillary Accommodation		539.9
Subtotal (excluding Car & Bicycle Parking)		16,925.00
Car & Bicycle Parking		4458.2
Total (including Car & Bicycle Parking)		21,383.20

Key Site Figures

Plot Ratio		m ²
Gross Area excl. Parking		16,925.00
Residential Zoned Land		11,614
High Amenity Zoned Land		5,824.30
Total Site Area (Redline)		17,438.30
Plot Ratio (Residential Zoned Land)		1.46
Units / Ha		140

Open Space Provision		
	Req'd m ²	Provided m ²
Public Open Space	1,160 *	1,161
Communal Amenity Space	1,131	2,192
Private Amenity Space	1,131	2,435.8
*(10% of Residential Zoned Land)		

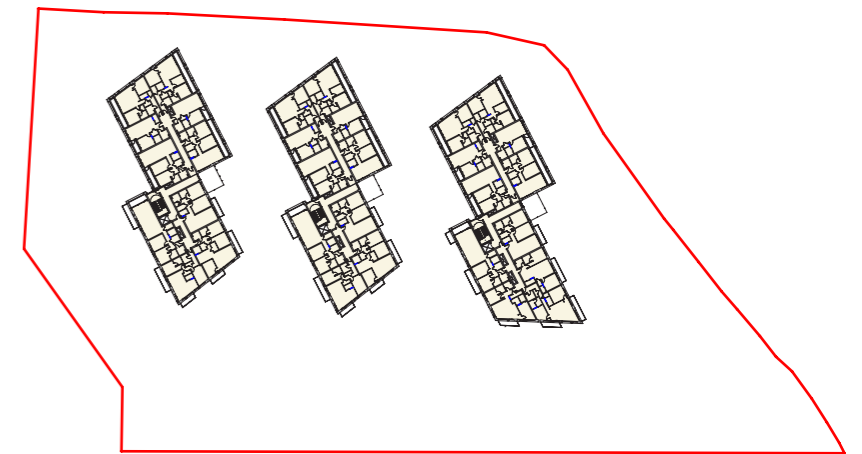
Gross Floor Area per Space Type

Residential Gross Floor Area (incl. Circulation)			
Level	Block	Area m ²	
Basement	n/a	147.5	
Total	1	147.5	
Ground Level	A	973.3	
Ground Level	B	973.3	
Ground Level	C	1044.9	
Total	5	2991.5	
Level 1	A	983.4	
Level 1	B	983.4	
Level 1	C	1054.7	
Total	3	3021.5	
Level 2	A	983.4	
Level 2	B	983.4	
Level 2	C	1054.7	
Total	3	3021.5	
Level 3	A	983.4	
Level 3	B	983.4	
Level 3	C	1054.7	
Total	3	3021.5	
Level 4	A	932.1	
Level 4	B	932.1	
Level 4	C	1003.4	
Total	3	2867.6	
Level 5	A	382.9	
Level 5	B	382.9	
Level 5	C	440.2	
Total	3	1206	
Grand Total:	21	16277.1	

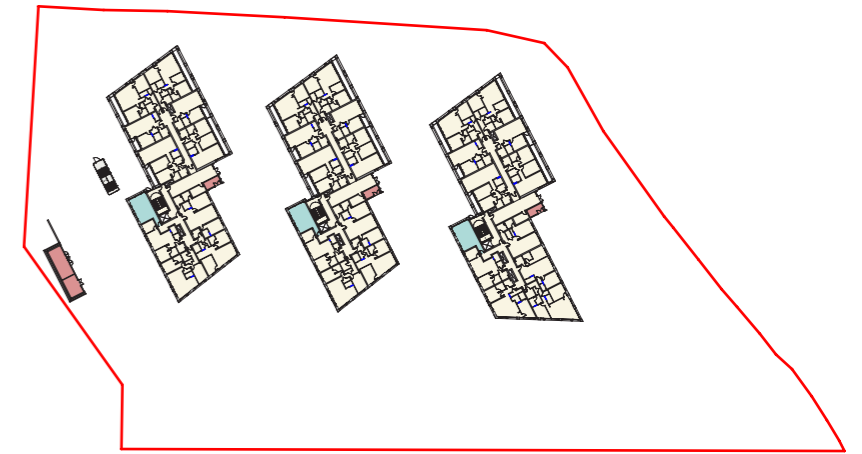
Amenity Space:				
Level	Block	Type	Area m ²	
Ground Level	A	Co-Working Rm	36	
Ground Level	B	Community Rm	36	
Ground Level	C	Meeting Rm	36	
Total:	3		108	

Ancillary Space:				
Level	Block	Type	Area m ²	
Basement	n/a	Plant	363	
Basement	n/a	Waste	103.9	
Total	2		466.9	
Ground Level	A	Plant	9	
Ground Level	B	Plant	9	
Ground Level	C	Plant	9	
Ground Level	n/a	Plant	46	
Total	4		73	
Grand Total	6		539.9	

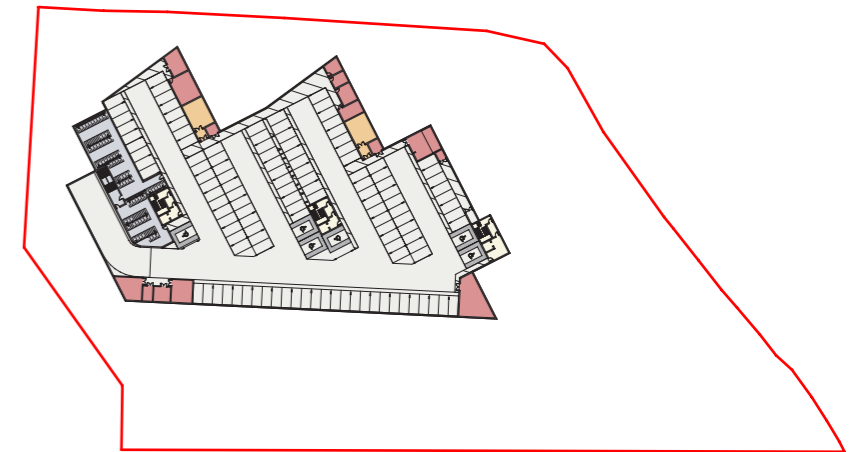
Car & Bike Parking				
Level	Block	Type	Area m ²	
Basement	n/a	Carparking	4080.8	
Basement	n/a	Bike Parking	354.8	
Total	2		4435.6	
Ground Level	n/a	Bike Parking	22.6	
Total	4		22.6	
Grand Total	6		4458.2	



Typical Floor Plan - Space Types



Ground Floor Plan - Space Types



Basement Floor Plan - Space Types

- Amenity
- Car Parking
- Residential
- Waste
- Plant
- Bicycle Parking

Project No:	2019.19
Project Name:	Kenelm SHD, Deer Park, Howth
Client:	GLL PRS Holdco Limited
Schedule:	Housing Quality Audit
Date:	May 2021
Document No.:	HOW-MCA-00-XX-SH-A-1140

MCA Architects www.mca.ie
4 Hanover Wharf 353 1 6760916
Asgard Road info@mca.ie
Dublin D02 HX39



Document No.: HOW-MCA-00-XX-SH-A-1140

Residential Units - Housing Quality Audit

Location				Type	Overall Areas						Orientation			Living / Kitchen Areas		Bedroom Areas		Storage Areas		Amenity Areas		
Block	Level	Number	Unit Type	Type	Area	Req'd Area	Unit +/- Req'd	Req'd Area +10%	Unit +/- 10%	Unit +10%	Part V	Aspect	Orientation	Living / Kitchen Area Req'd	Living / Kitchen Area Provided	Aggregate Bedroom Area Req'd	Aggregate Bedroom Area Provided	Storage Area Req'd	Storage Area Provided	Private Amenity Area Req'd	Private Amenity Area Provided	Communal Space Area Req'd
Level 4																						
Block A	Level 4	A4.01	2BR-A-2	2 Bedroom Unit	80.4 m ²	73.0 m ²	7.4 m ²	80.3 m ²	0.1 m ²	Yes		SINGLE	W	30.0 m ²	31.1 m ²	24.4 m ²	24.4 m ²	6.0 m ²	6.9 m ²	7.0 m ²	14.9 m ²	7.0 m ²
Block A	Level 4	A4.02	3BR-C-1	3 Bedroom Unit	116.0 m ²	90.0 m ²	26.0 m ²	99.0 m ²	17.0 m ²	Yes		DOUBLE	N & W	34.0 m ²	36.4 m ²	31.5 m ²	44.1 m ²	9.0 m ²	10.4 m ²	9.0 m ²	44.5 m ²	9.0 m ²
Block A	Level 4	A4.03	3BR-A-2	3 Bedroom Unit	100.3 m ²	90.0 m ²	10.3 m ²	99.0 m ²	1.3 m ²	Yes		DOUBLE	N & E	34.0 m ²	33.6 m ² *	31.5 m ²	37.1 m ²	9.0 m ²	8.9 m ² *	9.0 m ²	41.9 m ²	9.0 m ²
Block A	Level 4	A4.04	3BR-D-1	3 Bedroom Unit	111.7 m ²	90.0 m ²	21.7 m ²	99.0 m ²	12.7 m ²	Yes		DOUBLE	S & E	34.0 m ²	36.1 m ²	31.5 m ²	41.9 m ²	9.0 m ²	11.4 m ²	9.0 m ²	20.7 m ²	9.0 m ²
Block A	Level 4	A4.05	2BR-K-1	2 Bedroom Unit	86.9 m ²	73.0 m ²	13.9 m ²	80.3 m ²	6.6 m ²	Yes		SINGLE	E	30.0 m ²	33.2 m ²	24.4 m ²	30.3 m ²	6.0 m ²	6.4 m ²	7.0 m ²	7.2 m ²	7.0 m ²
Block A	Level 4	A4.06	3BR-B-1	3 Bedroom Unit	99.2 m ²	90.0 m ²	9.2 m ²	99.0 m ²	0.2 m ²	Yes		DOUBLE	S & E	34.0 m ²	34.2 m ²	31.5 m ²	36.7 m ²	9.0 m ²	9.0 m ²	9.0 m ²	15.1 m ²	9.0 m ²
Block A	Level 4	A4.07	2BR-F-1	2 Bedroom Unit	84.9 m ²	73.0 m ²	11.9 m ²	80.3 m ²	4.6 m ²	Yes		DOUBLE	S & W	30.0 m ²	34.8 m ²	24.4 m ²	24.9 m ²	6.0 m ²	6.0 m ²	7.0 m ²	13.6 m ²	7.0 m ²
Block A	Level 4	A4.08	2BR-L-1	2 Bedroom Unit	100.8 m ²	73.0 m ²	27.8 m ²	80.3 m ²	20.5 m ²	Yes		DOUBLE	N & W	30.0 m ²	43.1 m ²	24.4 m ²	25.7 m ²	6.0 m ²	9.5 m ²	7.0 m ²	17.7 m ²	7.0 m ²
Block B	Level 4	B4.01	2BR-A-2	2 Bedroom Unit	80.4 m ²	73.0 m ²	7.4 m ²	80.3 m ²	0.1 m ²	Yes		SINGLE	W	30.0 m ²	31.1 m ²	24.4 m ²	24.4 m ²	6.0 m ²	6.9 m ²	7.0 m ²	14.9 m ²	7.0 m ²
Block B	Level 4	B4.02	3BR-C-1	3 Bedroom Unit	116.0 m ²	90.0 m ²	26.0 m ²	99.0 m ²	17.0 m ²	Yes		DOUBLE	N & W	34.0 m ²	36.4 m ²	31.5 m ²	44.1 m ²	9.0 m ²	10.4 m ²	9.0 m ²	44.5 m ²	9.0 m ²
Block B	Level 4	B4.03	3BR-A-2	3 Bedroom Unit	100.3 m ²	90.0 m ²	10.3 m ²	99.0 m ²	1.3 m ²	Yes		DOUBLE	N & E	34.0 m ²	33.6 m ² *	31.5 m ²	37.1 m ²	9.0 m ²	8.9 m ² *	9.0 m ²	41.9 m ²	9.0 m ²
Block B	Level 4	B4.04	3BR-D-1	3 Bedroom Unit	111.7 m ²	90.0 m ²	21.7 m ²	99.0 m ²	12.7 m ²	Yes		DOUBLE	S & E	34.0 m ²	36.1 m ²	31.5 m ²	41.9 m ²	9.0 m ²	11.4 m ²	9.0 m ²	20.7 m ²	9.0 m ²
Block B	Level 4	B4.05	2BR-K-1	2 Bedroom Unit	86.9 m ²	73.0 m ²	13.9 m ²	80.3 m ²	6.6 m ²	Yes		SINGLE	E	30.0 m ²	33.2 m ²	24.4 m ²	30.3 m ²	6.0 m ²	6.4 m ²	7.0 m ²	7.2 m ²	7.0 m ²
Block B	Level 4	B4.06	3BR-B-1	3 Bedroom Unit	99.2 m ²	90.0 m ²	9.2 m ²	99.0 m ²	0.2 m ²	Yes		DOUBLE	S & E	34.0 m ²	34.2 m ²	31.5 m ²	36.7 m ²	9.0 m ²	9.0 m ²	9.0 m ²	15.1 m ²	9.0 m ²
Block B	Level 4	B4.07	2BR-F-1	2 Bedroom Unit	84.9 m ²	73.0 m ²	11.9 m ²	80.3 m ²	4.6 m ²	Yes		DOUBLE	S & W	30.0 m ²	34.8 m ²	24.4 m ²	24.9 m ²	6.0 m ²	6.0 m ²	7.0 m ²	13.6 m ²	7.0 m ²
Block B	Level 4	B4.08	2BR-L-1	2 Bedroom Unit	100.8 m ²	73.0 m ²	27.8 m ²	80.3 m ²	20.5 m ²	Yes		DOUBLE	N & W	30.0 m ²	43.1 m ²	24.4 m ²	25.7 m ²	6.0 m ²	9.5 m ²	7.0 m ²	17.7 m ²	7.0 m ²
Block C	Level 4	C4.01	2BR-A-2	2 Bedroom Unit	80.4 m ²	73.0 m ²	7.4 m ²	80.3 m ²	0.1 m ²	Yes		SINGLE	W	30.0 m ²	31.1 m ²	24.4 m ²	24.4 m ²	6.0 m ²	6.9 m ²	7.0 m ²	14.9 m ²	7.0 m ²
Block C	Level 4	C4.02	3BR-C-1	3 Bedroom Unit	116.0 m ²	90.0 m ²	26.0 m ²	99.0 m ²	17.0 m ²	Yes		DOUBLE	N & W	34.0 m ²	36.4 m ²	31.5 m ²	44.1 m ²	9.0 m ²	10.4 m ²	9.0 m ²	44.5 m ²	9.0 m ²
Block C	Level 4	C4.03	3BR-A-2	3 Bedroom Unit	100.3 m ²	90.0 m ²	10.3 m ²	99.0 m ²	1.3 m ²	Yes		DOUBLE	N & E	34.0 m ²	33.6 m ² *	31.5 m ²	37.1 m ²	9.0 m ²	8.9 m ² *	9.0 m ²	41.9 m ²	9.0 m ²
Block C	Level 4	C4.04	3BR-D-1	3 Bedroom Unit	111.7 m ²	90.0 m ²	21.7 m ²	99.0 m ²	12.7 m ²	Yes		DOUBLE	S & E	34.0 m ²	36.1 m ²	31.5 m ²	41.9 m ²	9.0 m ²	11.4 m ²	9.0 m ²	20.7 m ²	9.0 m ²
Block C	Level 4	C4.05	2BR-K-1	2 Bedroom Unit	86.9 m ²	73.0 m ²	13.9 m ²	80.3 m ²	6.6 m ²	Yes		SINGLE	E	30.0 m ²	33.2 m ²	24.4 m ²	30.3 m ²	6.0 m ²	6.4 m ²	7.0 m ²	7.2 m ²	7.0 m ²
Block C	Level 4	C4.06	2BR-H-1	2 Bedroom Unit	74.8 m ²	73.0 m ²	1.8 m ²	80.3 m ²	-5.5 m ²	No		SINGLE	E	30.0 m ²	30.1 m ²	24.4 m ²	26.0 m ²	6.0 m ²	6.0 m ²	7.0 m ²	10.5 m ²	7.0 m ²
Block C	Level 4	C4.07	2BR-I-1	2 Bedroom Unit	86.8 m ²	73.0 m ²	13.8 m ²	80.3 m ²	6.5 m ²	Yes		DOUBLE	S & E	30.0 m ²	34.7 m ²	24.4 m ²	24.5 m ²	6.0 m ²	8.9 m ²	7.0 m ²	16.0 m ²	7.0 m ²
Block C	Level 4	C4.08	2BR-J-1	2 Bedroom Unit	78.9 m ²	73.0 m ²	5.9 m ²	80.3 m ²	-1.4 m ²	No		DOUBLE	S & W	30.0 m ²	29.7 m ² *	24.4 m ²	24.7 m ²	6.0 m ²	8.7 m ²	7.0 m ²	14.2 m ²	7.0 m ²
Block C	Level 4	C4.09	2BR-L-1	2 Bedroom Unit	100.8 m ²	73.0 m ²	27.8 m ²	80.3 m ²	20.5 m ²	Yes		DOUBLE	N & W	30.0 m ²	43.1 m ²	24.4 m ²	25.7 m ²	6.0 m ²	9.5 m ²	7.0 m ²	16.1 m ²	7.0 m ²
Level 4: 25					2396.9 m²															197.0 m²	537.2 m²	197.0 m²
Level 5																						
Block A	Level 5	A5.01	2BR-M-1	2 Bedroom Unit	80.0 m ²	73.0 m ²	7.0 m ²	80.3 m ²	-0.3 m ²	No		DOUBLE	N & E	30.0 m ²	30.4 m ²	24.4 m ²	24.4 m ²	6.0 m ²	7.2 m ²	7.0 m ²	25.5 m ²	7.0 m ²
Block A	Level 5	A5.02	2BR-E-2	2 Bedroom Unit	76.6 m ²	73.0 m ²	3.6 m ²	80.3 m ²	-3.7 m ²	No		DOUBLE	S & E	30.0 m ²	30.6 m ²	24.4 m ²	24.4 m ²	6.0 m ²	7.7 m ²	7.0 m ²	26.0 m ²	7.0 m ²
Block A	Level 5	A5.03	2BR-F-2	2 Bedroom Unit	78.7 m ²	73.0 m ²	5.7 m ²	80.3 m ²	-1.6 m ²	No		DOUBLE	S & W	30.0 m ²	32.2 m ²	24.4 m ²	24.4 m ²	6.0 m ²	6.1 m ²	7.0 m ²	24.2 m ²	7.0 m ²
Block A	Level 5	A5.04	1BR-C-1	1 Bedroom Unit	64.5 m ²	45.0 m ²	19.5 m ²	49.5 m ²	15.0 m ²	Yes		DOUBLE	N & W	23.0 m ²	34.0 m ²	11.4 m ²	11.5 m ²	3.0 m ²	5.1 m ²	5.0 m ²	19.7 m ²	5.0 m ²
Block B	Level 5	B5.01	2BR-M-1	2 Bedroom Unit	80.0 m ²	73.0 m ²	7.0 m ²	80.3 m ²	-0.3 m ²	No		DOUBLE	N & E	30.0 m ²	30.4 m ²	24.4 m ²	24.4 m ²	6.0 m ²	7.2 m ²	7.0 m ²	25.5 m ²	7.0 m ²
Block B	Level 5	B5.02	2BR-E-2	2 Bedroom Unit	76.6 m ²	73.0 m ²	3.6 m ²	80.3 m ²	-3.7 m ²	No		DOUBLE	S & E	30.0 m ²	30.6 m ²	24.4 m ²	24.4 m ²	6.0 m ²	7.7 m ²	7.0 m ²	26.0 m ²	7.0 m ²
Block B	Level 5	B5.03	2BR-F-2	2 Bedroom Unit	78.7 m ²	73.0 m ²	5.7 m ²	80.3 m ²	-1.6 m ²	No		DOUBLE	S & W	30.0 m ²	32.2 m ²	24.4 m ²	24.4 m ²	6.0 m ²	6.1 m ²	7.0 m ²	24.2 m ²	7.0 m ²
Block B	Level 5	B5.04	1BR-C-1	1 Bedroom Unit	64.5 m ²	45.0 m ²	19.5 m ²	49.5 m ²	15.0 m ²	Yes		DOUBLE	N & W	23.0 m ²	34.0 m ²	11.4 m ²	11.5 m ²	3.0 m ²	5.1 m ²	5.0 m ²	19.7 m ²	5.0 m ²
Block C	Level 5	C5.01	2BR-M-1	2 Bedroom Unit	83.6 m ²	73.0 m ²	10.6 m ²	80.3 m ²	3.3 m ²	Yes		DOUBLE	N & E	30.0 m ²	30.4 m ²	24.4 m ²	24.4 m ²	6.0 m ²	7.2 m ²	7.0 m ²	25.5 m ²	7.0 m ²
Block C	Level 5	C5.02	1BR-D-1	1 Bedroom Unit	45.2 m ²	45.0 m ²	0.2 m ²	49.5 m ²	-4.3 m ²	No		SINGLE	E	23.0 m ²	24.5 m ²	11.4 m ²	11.4 m ²	3.0 m ²	3.2 m ²	5.0 m ²	9.6 m ²	5.0 m ²
Block C	Level 5	C5.03	2BR-I-2	2 Bedroom Unit	78.7 m ²	73.0 m ²	5.7 m ²	80.3 m ²	-1.6 m ²	No		DOUBLE	S & E	30.0 m ²	30.2 m ²	24.4 m ²	24.4 m ²	6.0 m ²	6.0 m ²	7.0 m ²	31.7 m ²	7.0 m ²

